



**OFFICE OF THE STATE FIRE MARSHAL**  
**Technical Services**

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2020-04-203222-MJS-02

**Tax Parcel Number:** 134-12.00-343.00

**Status:** Approved as Submitted

**Date:** 05/18/2020

**Project**

Beach Community Car Wash

Dixie Place LLC Property

35162 Atlantic Avenue  
Millville DE 19967

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 84 - Millville Volunteer Fire Co

**Occupant Load Inside:**

**Occupancy Code:**

**Applicant**

Imoh Matthews  
West Pebble Beach Drive  
Frankford, DE 19945

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

Jefferson Cerri  
Fire Protection Specialist II

## **FIRE PROTECTION PLAN REVIEW COMMENTS**

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**Plan Review Number:** 2020-04-203222-MJS-02

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### **PROJECT COMMENTS**

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- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1050 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,500 gpm @ 20 psi residual for 2 hours duration. Hydrant Spacing: 800' on center.
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.
- 1132 A** Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.
- 1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.





May 26, 2020

**TIDEWATER UTILITIES, INC.**

**APPROVAL TO CONSTRUCT**

***Bethany Bay/Ocean View***

Beach Community Car Wash Connection

PWS #DE0000221

Approval #20W83

Mr. Imoh Mathews  
JIIS Management, Inc.  
36822 West Pebble Drive  
Frankford, DE 19945

Dear Mr. Mathews:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect Beach Community Car Wash to the existing main in accordance with the plans submitted by Becker Morgan Group, Inc. The plans consist of:

1. Transmittal letter dated May 5, 2020.
2. Application for Construction of New or Existing PWS dated May 5, 2020.
3. Two copies of the plans entitled "Beach Community Car Wash" dated October 16, 2019 and revised April 1, 2020.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups where the proposed 2-inch water main crosses the existing sanitary sewer on sheet C-301.

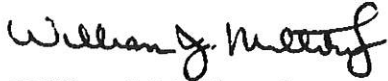
The Office of Engineering recommends detectable tracer tape that is three inches wide and blue in color to be installed directly above all water mains larger than two inches in diameter.

I am sending one set of plans with a copy of this approval to Becker Morgan Group, Inc. that is signed and dated by the Office of Engineering.

Mr. Imoh Mathews  
JIIS Management, Inc.  
May 26, 2020  
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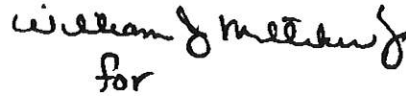
Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



William J. Milliken, Jr.  
Engineer III  
Office of Engineering

Sincerely,



Doug Lodge, P.E.  
Supervisor of Engineering  
Office of Engineering

cc: Janelle Cornwell, Sussex County Planning & Zoning  
Kevin Neilson, Public Service Commission  
Jonathan Street, P.E., Becker Morgan Group, Inc.  
Alexis Virdin-Gede, Tidewater Utilities, Inc.  
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not started by May 26, 2021.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. This approval does not cover the structural stability of any units or parts of this project.
5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
6. All wells, pipes, tanks, and equipment which can convey or store potable water shall be disinfected in accordance with the current AWWA procedures. Plans or specifications shall outline the procedure and include the disinfectant dosage, contact time, and method of testing the results of the procedure. (Recommended Standards for Water Works 2018 Edition 2.15)
7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.



11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.
12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
16. All water lines should be buried to a depth of at least 3 feet.
17. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
18. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
19. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.
20. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
  - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
  - b. Obtain an Approval to Operate from the Office of Engineering.
21. Where a potable water connection is made to a nonpotable line, fixture, tank, vat, pump or other equipment subject to high-hazard backpressure, the potable water connection shall be protected by a reduced pressure principle backflow prevention assembly.



70 Inwood Road, Suite 3  
Rocky Hill, CT 06067

June 23, 2020

Jonathan N. H. Street  
Becker Morgan Group, Inc.  
309 South Governors Avenue  
Dover, DE 19904

SUBJECT: Beaches Community Car Wash  
Millville, DE – StormTech Installation

Jonathan,

Thank you for affording StormTech the opportunity to be considered as the stormwater management system for the Beaches Community Car Wash project in Millville, DE.

StormTech has reviewed the proposed use of our product per the *Post-Construction Site Stormwater Management Plan* dated June 11, 2020. Based upon this design and additional information provided via email by Becker Morgan Group, the proposed use of the SC-310 chambers falls within the capacity and capability in which the product was designed to function per StormTech's design manual.

Additionally, the water quality component of this project uses the rate-based approach (0.10 cfs treatment rate per SC-310 chamber) for sizing the isolator rows. The system has a total of 16 chambers in isolation providing a total treatment capacity of 1.60 cfs.

As a material supplier, StormTech does not install chambers or provide on-site inspectors for installations. However, we may provide installation instructions to the installer and cover any relevant questions as part of a preconstruction meeting, should this be arranged. During the installation period, StormTech remains available to answer questions and may make periodic site visits.

Please let me know if I can be of any further assistance.

Best,

A handwritten signature in blue ink, appearing to read 'Gregory Moore', is written over a light blue circular stamp.

Gregory Moore, PE  
Engineered Products Manager, StormTech/ADS

## Jonathan N. Street

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**From:** Joshua D. Keesser  
**Sent:** Tuesday, May 5, 2020 10:35 AM  
**To:** Jonathan N. Street  
**Subject:** FW: 2019012.00 - Beach Community Car Wash - New Water Service

FYI

**From:** Tawanda Priester <TPriester@middlesexwater.com>  
**Sent:** Tuesday, May 5, 2020 10:34 AM  
**To:** Joshua D. Keesser <jkeesser@beckermorgan.com>  
**Subject:** RE: 2019012.00 - Beach Community Car Wash - New Water Service

Joshua,

I do not believe this project requires a review from the Engineering Department since it is a new 2" service request requiring a new tap off of the existing main. The developer/owner will need to contact Beth Weintraub from Customer Service at [bweintraub@middlesexwater.com](mailto:bweintraub@middlesexwater.com) to complete an application for the 2" water service. The Distribution Department will handle the installation of the service.

Please note that this project will require ODW approval since the connection is 2". You may submit your plans to Bill Milliken at your convenience.

Thank you,

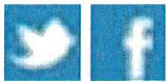
**Tawanda Priester**

Staff Engineer

[TIDEWATER UTILITIES, INC.](#)

*"Southern Delaware's Premier Water Company Since 1964"*

Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

**From:** Joshua D. Keesser [<mailto:jkeesser@beckermorgan.com>]  
**Sent:** Tuesday, May 5, 2020 9:17 AM  
**To:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>  
**Subject:** RE: 2019012.00 - Beach Community Car Wash - New Water Service

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Tawanda,



Do the plans need to be signed for submission?

The parcel id for the site is 134-12.00-343.00 and there is not a private fire service required for the site. We intend to upgrade the existing residential service to the parcel. If you have any questions please let me know.

Thank you,  
**Joshua**

**From:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>  
**Sent:** Tuesday, May 5, 2020 9:05 AM  
**To:** Joshua D. Keesser <[jkeesser@beckermorgan.com](mailto:jkeesser@beckermorgan.com)>  
**Subject:** RE: 2019012.00 - Beach Community Car Wash - New Water Service

Good Morning Joshua,

There is no application for submittal. We accept two hard copies of the plans for the initial review.

Prior to submitting plans, please send the parcel id and let me know if a private fire service is required for this site.

Thank you,

**Tawanda Priester**  
Staff Engineer  
[TIDEWATER UTILITIES, INC.](http://TIDEWATER UTILITIES, INC.)  
*"Southern Delaware's Premier Water Company Since 1964"*  
Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

**From:** Joshua D. Keesser [<mailto:jkeesser@beckermorgan.com>]  
**Sent:** Monday, May 4, 2020 3:37 PM  
**To:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>  
**Subject:** 2019012.00 - Beach Community Car Wash - New Water Service

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Mrs. Priester,

I am preparing a submission for the above referenced project for a new 2" service to our site and was wondering if there is any applications or anything that needs to be filled out for the submission. If you could let me know at your earliest convenience I would appreciate it. Please let me know if you have any questions.

Thank you,

**Joshua D. Keesser**

Civil Technician

**BECKER MORGAN GROUP, INC.**

Delaware | Maryland | North Carolina

302.734.7950x250 o | 302.531.8729 m

[jkeesser@beckermorgan.com](mailto:jkeesser@beckermorgan.com)

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